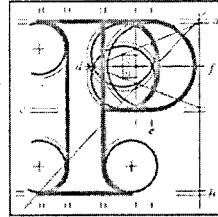


**Our Case Number:** ABP-318802-24



**An  
Coimisiún  
Pleanála**

Michael Middleton & Others  
1 Bloomfield  
Ringaskiddy  
Co. Cork

**Date:** 12 December 2025

**Re:** Proposed development of a resource recovery centre (including waste-to-energy facility)  
in Ringaskiddy, County Cork.

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

The Commission will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Coimisiún Pleanála when they have been processed by the Commission.

More detailed information in relation to strategic infrastructure development can be viewed on the Commission's website: [www.pleanala.ie](http://www.pleanala.ie).

If you have any queries in the meantime please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

*Kevin McGettigan*

Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

PA04

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**From:** Michael Middleton <[michaelmiddleton27@googlemail.com](mailto:michaelmiddleton27@googlemail.com)>

**Sent:** Wednesday 12 November 2025 20:41

**To:** LAPS <[laps@pleanala.ie](mailto:laps@pleanala.ie)>

**Subject:** Application case reference number: PA04.318802 Proposed planning application

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

An Coimisiun Pleanála  
64 Marlborough Street  
Dublin 1 D01 V902

**Observer names and address:** Catherine and Michael Middleton, 1 Bloomfield, Ringaskiddy, Co. Cork. P43AY29

We write formally to object to the planning application reference number PA04.31880 for the proposed development of a resource recovery centre (including waste-to-energy facility) by Indaver NV t/a Indaver Ireland at Ringaskiddy, Co. Cork. This objection is submitted by Catherine and Michael Middleton to set out material planning considerations which we consider weigh strongly against granting consent for the proposal.

**Health Concerns:** Emissions from incinerators can travel considerable distances, and children are particularly vulnerable. We have 4 children and are extremely concerned about their health and wellbeing. Health effects of incineration and its associated particulate matter and toxic gasses include cancer, respiratory and heart issues.

**Suitability of the site:** Proposed site is on an area susceptible to flooding and on a cliff which is eroding year on year, The site is also across from the National Maritime College of Ireland and the UCC Beaufort research building. The area's zoning has now been changed from Industrial to Educational by Cork County Council.

**Threat to Tourism:** Cork Harbour is an area of outstanding natural beauty and is used by residents and visitor alike who use its amenities such as parks, beaches and woodlands for leisure activities. The proposed building of an incinerator would severely impact the use of local beaches and other amenities, not to mention having a huge building with a 75metre high stack at edge of Cork Harbour would be appalling. It would be located across from Spike Island and Cobh both of which are popular tourist attractions and Cobh is home to over 14,000 residents. Should there be an industrial accident or fire, residents of Cobh and Ringaskiddy would be severely impacted and Cobh has only one exit by road.

There is also a single access road coming out of the Naval Base and Park in Hawboline and again in the event of an accident, could lead to issues.

Ringaskiddy has a lot of new residents - 3 new estates have been built since the last application. Since Covid, we have all enjoyed recreational activities in the area and this planning would destroy this area. We do not want to live in an area with a toxic plume emitting over our harbour and houses.

**Circular economy:** Waste separation, and recycling must be the way forward. An incinerator contravenes EU policies on waste management. Incinerators have to be kept "fed" which does not encourage waste prevention.

We have previously submitted an objection to the previous planning -- **Reference ABP-318802-24**

Yours sincerely  
Michael and Catherine Middleton